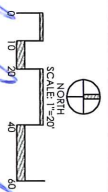


DEVELOPMENT PLAN

BRIGGS CENTER DRIVE

PREPARED FOR THREE-C BODY SHOPS

DATE: 3/2/18



Paris Planning & Design
 LAND PLANNING 9 LANDSCAPE ARCHITECTURE
 201 N. Sycamore
 P.O. Box 427184
 Suite 401
 Columbus, OH 43219
 www.parisplanninganddesign.com

Paula M. Reynolds III
 3/2/18

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 8, 2018**

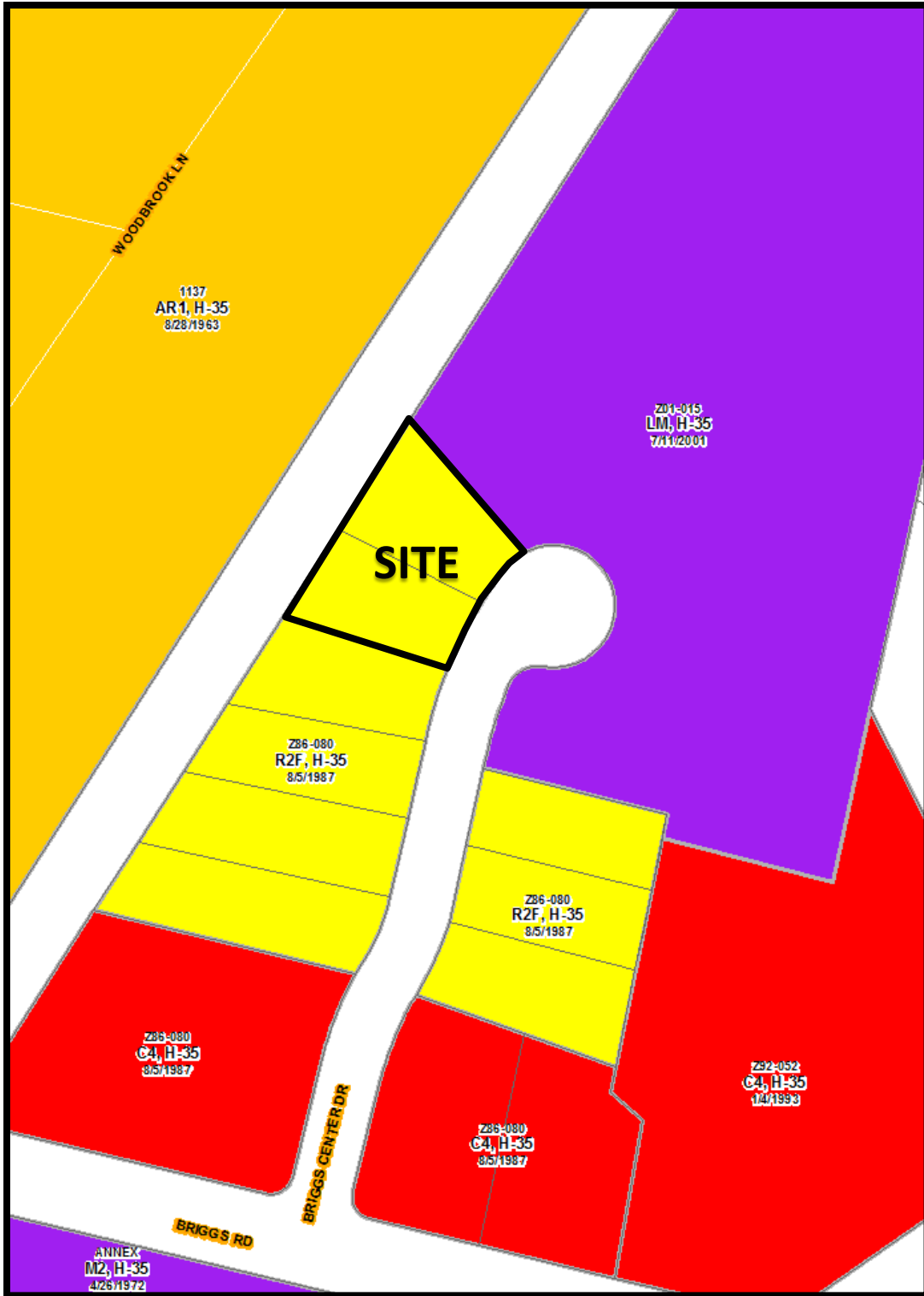
- 3. APPLICATION: Z17-056**
- Location:** **1291 BRIGGS CENTER DRIVE (43223)**, being 0.46± acres located on the west side of Briggs Centre Drive, 450± feet north of Briggs Road (010-212856 & 010-212857; Southwest Area Commission).
- Existing Zoning:** R-2F, Residential District.
- Request:** L-C-3, Limited Commercial District.
- Proposed Use:** Parking and office uses.
- Applicant(s):** 3C Body Shop; c/o Jackson B. Reynolds III, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 450; Columbus, OH 43215.
- Property Owner(s):** Mauger Properties, LLC; 1247 Kenbrook Hills Drive; Columbus, OH 43220.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

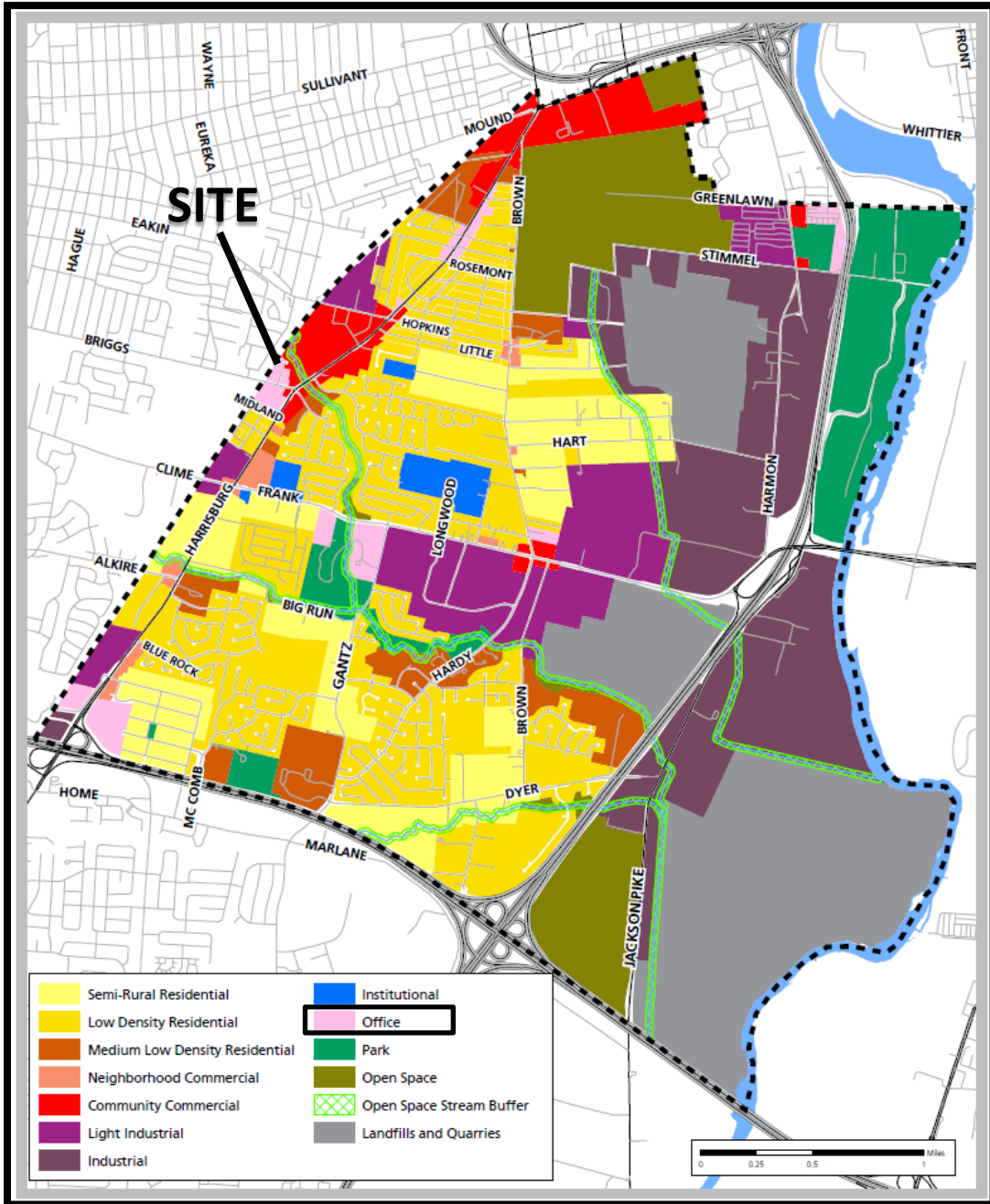
- The 0.46± acre site consists of two parcels developed with a noncompliant temporary parking lot zoned in the R-2F, Residential District. The applicant is requesting the L-C-3, Limited Commercial District to allow development of a parking lot or office type uses.
- North of the site is undeveloped land in the L-M, Limited Manufacturing District. South of the site are two-unit dwellings in the R-2F, Residential District. East of the site is a parking lot in the L-M, Limited Manufacturing District. West of the site is a multi-unit residential development in the AR-1, Apartment Residential District.
- The site is within the boundaries of the *Southwest Area Plan (2009)*, which recommends office type land uses at this location. Additionally, the Planning Division requests the southern property line be fully screened at 100% opacity, and that a parking lot, if developed, will be solely for the purposes of employee parking.
- The site is located within the boundaries of Southwest Area Commission whose recommendation is for approval.
- The limitation text includes commitments to the permitted uses, and development standards such as building setbacks, parking setbacks, street trees, buffering and screening, building design, and includes a submitted site plan.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-3, Limited Commercial District will allow parking lot or office type uses to be developed. The limitation text includes commitments to the permitted uses and developments standards regarding setbacks, screening and buffering, and building design. The request is compatible to the *Southwest Area Plan*. Staff is supportive of the request with the additional requirements for providing 100% opacity screening of the southern property line, limiting parking lot use to employee parking only, and modifying the existing temporary parking lot so that it complies with the submitted text and site plan.



Z17-056
1294 Briggs Center Drive
Approximately 0.46 acres
From R-2F to L-C-3



Southwest Area Plan (2009)

Z17-056
1294 Briggs Center Drive
Approximately 0.46 acres
From R-2F to L-C-3



Z17-056
1294 Briggs Center Drive
Approximately 0.46 acres
From R-2F to L-C-3

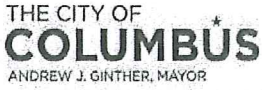
Jack Reynolds

From: Coe, Stefanie <scoe@mpwservices.com>
Sent: Sunday, January 21, 2018 2:15 PM
To: Jack Reynolds
Subject: Re: Z17-056 1291 Briggs Center Drive

This email is to confirm that the Southwest Area Commission heard this application at our January 17, 2018 meeting and voted unanimously to support the application.

If you need any further information please let me know.

Stefanie Coe
Chair, Southwest Area Commission
614.519.0436



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 217-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III
of (COMPLETE ADDRESS) 37 W. Broad St., #460, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows listing parties with 5% or more interest. Row 1: 3C Body Shop, 2300 Briggs Road, Columbus, OH 43213, Kevin Darst 614-274-8245. Row 2: Mauger Properties LLC, 1247 Kenbrook Hills Drive, Columbus, OH 43220, Steve Mauger 614-296-5700. Rows 3 and 4 are empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Jackson B. Reynolds III

Subscribed to me in my presence and before me this 21st day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public

My Commission Expires:

9/4/2020

This Project Disclosure Statement expires six months after date of notarization.

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer